



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

R2014-01018

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Tentative Tract Map No. 072718

Environmental Assessment No. T20140008

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Trinity Lutheran Church (Watt Communities LLC)

**MAP/EXHIBIT  
DATE:**

04/15/14

**SCM REPORT  
DATE:**

05/13/14

**SCM DATE:**

05/22/14

**PROJECT OVERVIEW**

*One multifamily lot for condominium purposes developed with 22 detached units for single-family family residences within zone A-1. An infill request has been made to increase the density.*

Subdivision: To create one multifamily industrial lot with 22 detached condominium units.

Infill Request: To allow an additional 3 dwelling units under the 2 land use category of the Countywide General Plan.

**MAP STAGE**

Tentative: ☒

Revised: ☐

Amendment: ☐

Amended : ☐  
Exhibit "A"

Modification to : ☐  
Recorded Map

Other: ☐

**MAP STATUS**

Initial: ☒

1<sup>st</sup> Revision: ☐

2<sup>nd</sup> Revision: ☐

Additional Revisions (requires a fee): ☐

**LOCATION**

16050 E San Bernardino Road  
Covina, CA 91722

**ACCESS**

E San Bernardino Road

**ASSESSORS PARCEL NUMBER(S)**

8435027001

**SITE AREA**

3.29 gross acres, 2.805 net acres

**GENERAL PLAN / LOCAL PLAN**

County of Los Angeles General Plan

**ZONED DISTRICT**

Irwindale

**SUP DISTRICT**

1<sup>st</sup>

**LAND USE DESIGNATION**

1 (6 du/ac), 22 proposed

**ZONE**

A-1-6,000

**CSD**

N/A

**PROPOSED UNITS  
(DU)**

22 dwelling units proposed

**MAX DENSITY/UNITS  
(DU)**

19 du per zoning (6,000  
square foot lot size)

**GRADING, CUBIC YARDS  
(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)**

15,100 cubic yards

8,900 cubic yards of cut; 6,200 cubic yards of fill

2,700 cubic yards of import.

Balanced on-site

**ENVIRONMENTAL DETERMINATION (CEQA)**

Pending initial study review.

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

Department

Status

Contact

Regional Planning	Hold	Steven Jones (213) 974-6433 <a href="mailto:sdjones@planning.lacounty.gov">sdjones@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Hold	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Hold	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Hold	Michelle Tsiebos (626) 430-5381 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

### **SUBDIVISION COMMITTEE STATUS**

Tentative Map Revision Required: ☒ Reschedule for Subdivision Committee Meeting: ☒  
 Exhibit Map/Exhibit "A" Revision Required: ☒ Reschedule for Subdivision Committee Reports Only: ☐  
 Revised Application Required: ☐ Other Holds (see below): ☐

### **REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. A tentative map submitted for any portion of a condominium project shall be accompanied by the Exhibit map. An Exhibit map shall address building location and access restrictions, pursuant to section 21.16.015 of the County of Los Angeles Zoning Code. Please read below for further details.

#### Land Use Policy:

Clear ☐ Hold ☒

1. The proposed land use of a single-family residence lot is consistent with the low density land use designation under the General Plan.
2. The current proposal for 22 number of single-family units is inconsistent with the overall maximum density of 18 dwelling units allowed on the project site under the existing Plan land use designation. The development may not exceed 18 dwelling units without approval of the Infill request.
3. The Infill request has been received and is being reviewed. The review of your 500' radius density map cannot be reviewed until the applicable densities are included on the map. The burden of proof responses are pending staff discussion and currently contain in correct zoning information.
4. The proposed development is consistent with Plan policies related to the compatibility of the project, in terms of scale and design, with surrounding land uses and established community character; and, the location of the proposed project, relative to shopping and employment opportunities, and accessibility to necessary public services and facilities.

#### Zoning Code Compliance:

Clear ☒ Hold ☐

1. The proposed development complies with the A-1-6,000 zoning designation. The single family residence land use is permitted within this zone.
2. The proposed development complies with the minimum required net lot area of 6,000 square feet per dwelling unit.
3. The proposed development complies with the minimum required front, rear and side yard areas and complies with every single family residence having at least two covered parking spaces per dwelling unit.

#### Tentative Map:

Clear ☐ Hold ☒

5. Identify the streets as private drives and fire lanes.
6. Identify water and gas utility providers in the notes section.
7. For posterity, identify in the notes a "lot summary table" on sheet 1 to include the total number of units and open space for the lot.
8. Indicate the proposal for the existing structure(s) and trees. Tree conservation of mature trees is desired, if possible. Please provide a protected tree statement and indicated whether or not the existing trees and landscaping will remain or site or be removed.
9. Provide cross sections drawn to scale with dimensions for all existing and proposed drives, fire lanes, alleys and ways, within and adjoining the subdivision. Cross-sections shall depict, at a minimum, the existing and proposed required features such as street trees, street lights, walls, fences, and adjacent building facades.

Exhibit map:

Clear ☐ Hold ☒

10. Provide the location and dimensions of all structures, buildings, yards, walls, fences, vehicle and bicycle parking and loading facilities, the vehicular, bicycle, and pedestrian access to the proposed structures, buildings, and parking and loading facilities, and the location and desing of pedestrian roadway crossings.
11. Ensure that all common pedestrian walkways are depicted. Depiction of street tree plantings is also recommended but not required until the final map stage.
12. See tentative map section: Provide cross sections drawn to scale with dimensions for all existing and proposed drives, fire lanes, alleys and ways, within and adjoining the subdivision. Cross-sections shall depict, at a minimum, the existing and proposed required features such as street trees, street lights, walls, fences, and adjacent building facades.
13. All pedestrian ways shall be designed to maximize pedestrian safety, security, and comfort. Place a note on the Exhibit map that the cul-de-sac through-access, paseo, open area and tot lot will not be gated and will remain open.
14. Depict any paved with and landscaping, including tree plantings as noted above, and all pedestrian way lighting on the Exhibit map. Provide an adequate lighting system along all walkways. Provide for maintenance by the HOA.
15. Note: Bicycle parking is not required for detached condominium units,however, staff recommends that a minimum of four bike spaces be provided wthin the open space area and be depicted on the Exhibit map.
16. Use the conceptual (color) site plan as sheet 2 of the Exhibit map. Use your floor plans and elevations of each unit type as sheets 3 and 4 of the Exhibit map.

Environmental Determination:

Clear ☐ Hold ☒

17. Please refer to the County biologist's preliminary review comments provided during the One-Stop meeting on January 30, 2014. For any questions related to site biology, you may contact the biologist, Joseph Decruyenaere, directly at 213-974-1448 or [jdecruyenaere@planning.lacounty.gov](mailto:jdecruyenaere@planning.lacounty.gov).

Healthy Design Ordinance ("HDO"):

Clear ☐ Hold ☒

18. See tentative map and Exhibit map section: Provide cross sections drawn to scale with dimensions for all existing and proposed drives, fire lanes, alleys and ways, within and adjoining the subdivision. Cross-sections shall depict, at a minimum, the existing and proposed required features such as street trees, street lights, walls, fences, and adjacent building facades.
19. See tentative map and Exhibit map section: All pedestrian ways shall be designed to maximize pedestrian safety, security, and comfort. Place a note on the exhibit 'A' that the cul-de-sac through-access, paseo, open area and tot lot will not be gated and will remain open.
20. Note: Bicycle parking is not required for detached condominium units,however, staff recommends that a minimum of four bike spaces be provided wthin the open space area and be depicted on the exhibit 'A'.
21. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. Based on the project total of 258.71 linear feet of street frontage, a total of 10 tree plantings shall be required for the project and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation. Species shall allow canopies of minimum 25 feet diameter at its widest point and grow to have at least 7 feet of open (non-obsucured) space between the base and the bottom of the canopy at expected maturity; a minimum size of 5 gallons and a minimum height of 10 feet at the time of planning and subject to review and approval by the Director of Planning.

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**RESUBMITTAL INSTRUCTIONS**

If a map revision is required, please submit the following items:

- A completed and signed Land Division application
- A signed and dated cover letter describing all changes made to the map
- Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format
- Revision fee payment (for the 3<sup>rd</sup> revision and thereafter)
- Any other additional materials requested by the case planner

*NOTE: An appointment is required for resubmittal. You must call the Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.*